

045.0

0005

0008.0

Map

Block

Lot

1 of 1  
CARDCommercial  
ARLINGTONTotal Card / Total Parcel  
2,430,100 / 2,430,100

APPRaised:

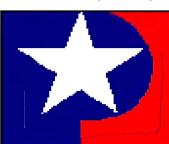
2,430,100 / 2,430,100

USE VALUE:

2,430,100 / 2,430,100

ASSESSED:

2,430,100 / 2,430,100


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
311	-321	BROADWAY, ARLINGTON

## OWNERSHIP

Owner 1:	TRITON-ARLINGTON LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 397 MAIN ST SUITE 1

Street 2:

Twn/City: WOBURN

St/Prov: MA Cntry: Own Occ: N

Postal: 01801 Type:

## PREVIOUS OWNER

Owner 1: CURTIS THOMAS+HADDAD JAMES -

Owner 2: C/O A.C.S. DEVELOPMENT CORP -

Street 1: PO BOX 170040

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02117

## NARRATIVE DESCRIPTION

This parcel contains 16,759 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 13149 Square Feet, with 5 Units, 3 Baths, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		16759		Sq. Ft.	Site		0	43.25	1.48	CG									1,072,570						1,072,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	16759.000	1,357,500		1,072,600	2,430,100		31940
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

PREVIOUS ASSESSMENT								Parcel ID	045.0-0005-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	1,357,500	0	16,759.	1,054,000	2,411,500	2,411,500	Year End Roll	12/18/2019
2019	325	FV	1,292,300	0	16,759.	992,000	2,284,300	2,284,300	Year End Roll	1/3/2019
2018	325	FV	1,292,300	0	16,759.	868,000	2,160,300	2,160,300	Year End Roll	12/20/2017
2017	325	FV	1,292,300	0	16,759.	682,000	1,974,300	1,974,300	Year End Roll	1/3/2017
2016	325	FV	1,292,300	0	16,759.	682,000	1,974,300	1,974,300	Year End	1/4/2016
2015	325	FV	1,161,700	0	16,759.	620,000	1,781,700	1,781,700	Year End Roll	12/11/2014
2014	325	FV	1,161,700	0	16,759.	620,000	1,781,700	1,781,700	Year End Roll	12/16/2013
2013	325	FV	1,161,700	0	16,759.	620,000	1,781,700	1,781,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS THOMAS+H	63725-317		6/9/2014	Convenience	99	No	No		
SIMBOLI ANTHONY	20673-426		7/25/1990	Convenience	99	No	No		
	20673-426		7/1/1990		99	No	No	F	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/24/2019	106	Alterati	154,750	O					11/30/2018	MEAS&NOTICE	HS	Hanne S					
1/16/2019	65	Inter-De	2,500	C					3/7/2014	Info Fm Prmt	EMK	Ellen K					
3/22/2017	308	Manual	20,000	C					3/5/2014	Info Fm Prmt	EMK	Ellen K					
3/10/2017	256	Heat App	40,000	C					3/4/2014	Info Fm Prmt	EMK	Ellen K					
3/8/2017	238	Inter Fi	10,000	C					1/28/2014	Info Fm Prmt	EMK	Ellen K					
2/3/2017	124	Renovate	475,000	O					1/28/2014	Info Fm Prmt	EMK	Ellen K					
2/26/2014	140	Manual	2,000	O					3/12/2009	Meas/Inspect	197	PATRIOT					
12/9/2013	1792	Renovate	457,080	O					1/26/2005	Permit Visit	BR	B Rossignol					
11/19/2013	1705	Manual	20,000	O					4/13/2000	Meas/Inspect	197	PATRIOT					
10/8/2013	1496	Manual	10,000	C													

Sign: VERIFICATION OF VISIT NOT DATA / / /

